

C/REC

DC/RE

EXTRACTS FROM

Contract Serial No. [REDACTED]

dated 3 March 1955

[REDACTED]

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2. Prior to final acceptance and occupancy of the property by the Lessee under this agreement, the Lessor agrees to effect any alterations, repairs, improvements or installations which may be necessary to make then, in the opinion of the lessee appropriate for his use. To that end, the Lessor specifically agrees to do, but not necessarily limits himself to, the following:

(a)

(b) Installations of two air conditioners provided by Lessor.

4. Upon expiration, this lease is renewable under the same terms and conditions set forth herein for two additional one year periods; provided it is hereby agreed that in any future renewals of this lease, after the initial two year period either party hereto is entitled to request a readjustment of the rental price and that any readjustment may be effective by ~~any~~ mutual agreement.

The Lessee reserves ^{the} right on 30 days notice by registered letter to terminate this lease agreement for any reason and at any time after the second year of its existence as well as any period of renewal. The above provisions pertain ^{ing} to restitution of advance payment of rent or sub-letting ^{will} apply equally in this contingency.

5. The Lessor shall furnish the Lessee during occupancy of said premises under the terms of this lease as part of the rental consideration

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the following:

., air ventilation,

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7. The Lessee shall ^{have} the right during the existence of this lease to make alterations, attach fixtures, install electrical or plumbing additions, erection additions, separate structures or signs in or upon the premises hereby leased provided such alterations do not damage the structure of the building. Fixtures, additions or structures so placed in or attached to said premises shall be and remain the property of the Lessee and may be removed there from by the Lessee prior to the termination of this lease and the Lessee, if required by the Lessor, shall restore the premises to the same conditions, ^{as} the existing condition at the time of entering ^{upon} the same under this lease, reasonable and ordinary wear and tear and damage by the elements, ^{or} by circumstances ^{over} ~~under~~ which the Lessee has ^{no} control excepted.

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10. In the event that the Lessor fails to fulfill any of the conditions of this lease, and where this lease specifically provides no other remedy for such failure, the Lessee is entitled either to terminate this lease without previous notice, or at his option to take any measures which he may deem necessary to establish the conditions contemplated by this agreement and at the ^{entire} ~~initial~~ expense of the Lessor.

STAT

Amendment No. 1 March 2, 1957 Lessor

2. c. Reference lease is hereby requested on the same terms and conditions for a further period of one year commencing on March 3, 1957 and ending ~~at~~ March 2, 1958, except that one year advanced payment at the

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provisions of the lease remain the same and are not changed

(Annual rent)

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